

003.0

0004

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

770,200 / 770,200

USE VALUE:

770,200 / 770,200

ASSESSED:

770,200 / 770,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
132-136		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BORETOS THEMISTOKLIS/GEORGIOS	
Owner 2: TRS/BORETOS REALTY TRUST	
Owner 3:	

Street 1: 134 MASS AVENUE  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: N  
Postal: 02474 Type:

**PREVIOUS OWNER**  
Owner 1: KAZAKIDES KYRIAKOS -  
Owner 2: KAZAKIDES ASIMULA -  
Street 1: 134 MASS AVENUE  
Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: N  
Postal: 02474

**NARRATIVE DESCRIPTION**  
This parcel contains 2,250 Sq. Ft. of land mainly classified as Restaur/Bar with a Restaurant Building built about 1930, having primarily Brick Exterior and 2000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**  
Code Descrip/No Amount Com. Int

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z B2 NEIGH BUS 100 water  
o Sewer  
n Electri  
Census:  
Flood Haz:  
D Topo  
s Street  
t Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	Restaur/Bar		2250		Sq. Ft.	Site		0	43.25	5.00	CG									486,563						486,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
326	2250.000	283,600		486,600	770,200	
Total Card	0.052	283,600		486,600	770,200	Entered Lot Size
Total Parcel	0.052	283,600		486,600	770,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	385.10	/Parcel: 385.1	Land Unit Type:

User Acct	2981
GIS Ref	
GIS Ref	
Insp Date	03/12/09
03/12/09	



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	2981
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
12/10/20	16:07:31
LAST REV	Date Time
07/10/19	11:32:41
apro	
298	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	326	FV	283,600	0	2,250.	478,100	761,700	761,700	Year End Roll	12/18/2019
2019	326	FV	266,000	0	2,250.	450,000	716,000	716,000	Year End Roll	1/3/2019
2018	326	FV	266,000	0	2,250.	393,800	659,800	659,800	Year End Roll	12/20/2017
2017	326	FV	266,000	0	2,250.	309,400	575,400	575,400	Year End Roll	1/3/2017
2016	326	FV	266,000	0	2,250.	309,400	575,400	575,400	Year End	1/4/2016
2015	326	FV	258,600	0	2,250.	168,800	427,400	427,400	Year End Roll	12/11/2014
2014	326	FV	258,600	0	2,250.	168,800	427,400	427,400	Year End Roll	12/16/2013
2013	326	FV	258,600	0	2,250.	168,800	427,400	427,400		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAZAKIDES KYRIA	1328-106		10/30/2006		580,000	No	No		
DOCOUTO GAULTER	1171-5		5/7/1997		325,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/1997	189	Manual	1,000					SIGN
3/13/1997	98		22,000					REMODEL AREA
9/8/1995	535	Manual	1,000					SIGNS

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/18/2019	I & E Return	JO	Jenny O
3/12/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
3/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 74 - Restaurant				Full Bath:	Rating:			ARLINGTON RESTAURANT AND DINER.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:														
Frame: 2 - Steel				1/2 Bath: 2	Rating: Average														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall: %				OthrFix: 1	Rating: Average														
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>															
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Good														
Color: CREAM				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1930	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: 12				Phys Cond: GD - Good	28.	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 8 - Plyw Panel				Functional:		%	Interior:												
Sec Int Wall: %				Economic:		%	Additions:												
Partition: T - Typical				Special:		%	Kitchen:												
Prim Floors: 14 - Asphalt Tile				Override:		%	Baths:												
Sec Floors: %				Total: 28	%		Plumbing:												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 105.00			Totals	0											
Bsmnt Gar:				Size Adj.: 1.25000000															
Electric: 3 - Typical				Const Adj.: 0.98754549															
Insulation: 2 - Typical				Adj \$ / SQ: 129.615															
Int vs Ext: S				Other Features: 14900															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 387090															
% Com Wall		% Sprinkled: 0		Depreciation: 108385															
				Depreciated Total: 278705															
<b>MOBILE HOME</b>				WtAv\$/SQ:				AvRate:			Ind.Val:								
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 003.0-0004-0001.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
81	Cooler	M	S		18X10	A	AV	1990		80.00	T	23.2	326			4,900		4,900	
More: N	Total Yard Items:				Total Special Features:				4,900							Total:	4,900		
<b>AssessPro Patriot Properties, Inc</b>																			